

EXHIBIT A – FINDINGS
Bonaire/ T-Mobile DRC2015-00053

CEQA Exemption

- A. The project qualifies for a Categorical Exemption (Class 3) pursuant to CEQA Guidelines Section 15303 because it involves the installation and operation of a small unmanned wireless communications facility with minimal site disturbance and does not have the potential to impact sensitive resources. As conditioned, the proposed facility would be installed within and blend with the existing building on the subject property.

Minor Use Permit

- B. The proposed project is consistent with the San Luis Obispo County General Plan because a wireless communications facility is an allowable use in the Office and Professional land use category and, as conditioned, is consistent with all applicable General Plan and LCP policies, including those related to visual and scenic resources and archaeology.
- C. As conditioned, the proposed project or use satisfies all applicable provisions of Title 23 of the County Code, including the screening standards of the communications facilities ordinance (23.08.284) as the proposed antennas would blend into the existing building on site.
- D. The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use because the proposed residence will not generate activity that presents a potential threat to the surrounding property and buildings. This project is subject to Ordinance and Building Code requirements designed to address health, safety and welfare concerns. According to the RF report for this project (Hammet & Edison, Inc.; November 13, 2015), the maximum cumulative RF emissions from the proposed facility would be equivalent to approximately **4.7 percent** of the FCC standard.
- E. As stated in Coastal Plan Policies above, and incorporated herein by reference, the proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development because the project will not conflict with the surrounding lands and uses as it would blend-in with existing building and would not be visible from public areas.
- F. The proposed project or use will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project because the project is on Van Buerden Drive, a local road constructed to a level able to handle any additional traffic associated with the project

Coastal Access

- G. The proposed use is in conformity with the public access and recreation policies of Chapter 3 of the California Coastal Act, because the project is not adjacent to the coast and the project will not inhibit access to the coastal waters and recreation areas.

Archeological Sensitive Area

- H. The site design and development incorporate adequate measures to ensure that archeological resources will be acceptably and adequately protected because the project involves the construction and operation of a communications facility on an existing structure and no ground disturbance will occur.